

Attachment J1

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J1 Red River Army Depot Natural Gas Distribution System

J1.1 Red River Army Depot Overview

Red River Army Depot (RRAD, Red River or the Installation) is an U.S. Army Installation located in Central Bowie County, near Texarkana, Texas. Established in 1941, the Installation was initially designated Red River Ordnance Depot. The Installation was combined with the adjacent Lone Star Ordnance Plant in 1943 and the two installations were called the Texarkana Ordnance Center. In 1945 the two installations were designated Red River Arsenal and then once again became Red River Ordnance Depot (1961). The two installations were separated again in 1962 and this installation became

Red River Army Depot consists of 19,081 acres, 3 million square feet of covered storage, and 2.9 million square feet of outdoor storage. Its primary responsibility is the rebuild/reconfiguration of the Bradley Fighting Vehicle System including storage, maintenance and demilitarization of ammunition and missiles. Today RRAD operates as a Base Realignment and Closure (BRAC) Installation. A portion of the Installation was determined to be in excess of the Army's requirement and as such, a portion of RRAD was BRAC'd or transferred to the local Re-use Authority. Today, the BRAC'd area is active and operated by the Red River Re-Use Authority (RRRA).

J1.2 Natural Gas Distribution System Description

The RRAD natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation, and/or Government ownership currently starts, to the point of demarcation as defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the distribution system. The Offeror shall base the proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree, the description following in subsequent paragraphs. Under no circumstances shall the Offeror be entitled to any rate adjustments based on the accuracy of the following description and inventory.

The Installation's existing natural gas distribution system includes approximately 97,638 linear feet of medium and high-density polyethylene, steel, and coated and wrapped steel pipe, 34 main valves, 83 industrial services and 27 residential services. The distribution mains range in size from less than 2 inches to 6 inches in diameter. There are high and low pressure lines that make up the distribution system. Low pressure is approximately 20-25 psi and the high pressure is approximately 50-60 psi. The entire distribution system at RRAD is owned, operated and maintained by the Government. This includes the section of the distribution system located within the BRAC area.

According to Installation personnel and as observed from the inventory, approximately 71 percent of the RRAD natural gas distribution system has been replaced or upgraded to polyethylene pipe since 1970. However, some of the original pipeline (installed in 1943) is still in service. The remaining steel and coated and wrapped steel pipe receives no cathodic protection or checks annually. Overall, the system is considered to be in good to excellent condition as rated by the Installation personnel.

Several conditions exist that may effect the ownership and operation of RRAD's natural gas utility system. Some of these conditions include: radio frequency use limitations, special security concerns, non-government operations and tenants and utilities located inside blast perimeters.

J1.2.1 Inventory

Table 1 provides a general listing of the major natural gas distribution systems fixed assets for the RRAD natural gas system included in the purchase. The systems will be sold on a “as is, where is” condition without any warranty, representation or obligation on the part of the government to make any alterations, repairs, or improvements. Ancillary equipment attached to, and necessary for operating the system, though not specifically mentioned herein, is considered part of the purchased utility.

**TABLE 1
FIXED INVENTORY**

Item	Size	Approx. Quantity	Unit	Average Age – Years
Natural Gas – Pipe	<2 inch	16,053	LF	19
	2 inch	29,498	LF	32
	3 inch	18,282	LF	12
	4 inch	33,267	LF	27
	6 inch	<u>538</u>	LF	61
Total Pipe		97,638	LF	
Services				
Residential	--	27	Each	35
Commercial / Industrial	--	83	Each	35
Natural Gas - Main Valves	1 inch	2	Each	35
	2 inch	22	Each	18
	3 inch	4	Each	21
	4 inch	4	Each	24
	6 inch	<u>2</u>	Each	48
Total Main Valves		34	Each	
Sub-meters	--	41	Each	24

J1.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Offeror shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

**TABLE 2
SPARE PARTS**

Qty	Item	Make/Model	Description	Remarks
None				

**TABLE 3
SPECIALIZED EQUIPMENT AND VEHICLES**

Description	Quantity	Location	Maker
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None

J1.2.3 Natural Gas Distribution System Manuals, Drawings, and Records Inventory

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
MANUALS, DRAWINGS, AND RECORDS

Qty	Item	Description	Remarks
None			

J1.3 Current Service Arrangement

The Army currently purchases its total natural gas requirements from Tiger Gas Company of Texarkana, Texas. The Gas Company supplies natural gas supplies to RRAD through 6-inch diameter pipe at three delivery points on the north side of the Installation. The consumption for RRAD has stayed approximately the same for the last 5 years and it is expected that this trend will continue due to the fact that no major new gas projects are expected to increase the consumption greatly.

J1.3.1 Emergency Response

The Installation presently has a requirement for a 30 minute response time for emergency response. This requirement will remain in effect.

J1.3.2 Repair or Replacement of Lines Under Roadways

The installation has a requirement to bore under roadways without excavation to the surface of the roadway.

J1.3.3 Substrata Contaminated Area

Concern and adherence to EPA excavation and disposal of materials must be realized within areas identified within the Trichloroethylene (TCE) plume located on the installation. Coordination with the Installation Environmental office is required.

J1.4 Secondary Metering

The Installation will require secondary meters for all buildings served by the natural gas system for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. In addition, the BRAC area may require sub-metering. The Offeror shall assume full ownership and responsibility (to include calibration) for existing and future secondary meters IAW Paragraph C.3, Future Secondary Meters.

J1.4.1 Existing or Future Secondary Meters

Secondary meters will be transferred to the Offeror. The Offeror shall provide meter readings once a month for all secondary meters.

TABLE 5

EXISTING OR FUTURE SECONDARY METERS

Meter Location	Meter Description
RRAD to provide as part of Tech Library	

J1.5 Submittals

The Offeror shall provide the Government monthly submittals for the following:

1. Invoicing (IAW G.2) for the previous months' services. The Offeror's invoice shall be prepared in a format proposed by the Offeror and accepted by the Contracting Officer.
2. Monthly Outage Report for the previous month. The Offeror's monthly outage report shall be prepared in the format proposed by the Offeror and accepted by the Contracting Officer.
3. Meter Reading Report in support of internal billings, energy usage management, and monitoring. The Offeror's monthly meter reading report shall be prepared in a format proposed by the Offeror and accepted by the Contracting Officer.
4. System Efficiency Report. At any time during the contract, as required by Paragraph C.3, the Offeror shall submit a system efficiency report in a format proposed by the Offeror and accepted by the Contracting Officer.

J1.6 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all facilities that use natural gas located in RRAD and BRAC area boundaries. Continued service will be required in both areas. Billing for RRAD and the Red River Reuse Authority (BRAC area) must be separate and distinct.

J1.7 Natural Gas System Points of Demarcation

The point of demarcation is defined as the point on the piping system where ownership changes from the Grantee to the building owner. During the operation and maintenance transition period, concurrence on specific demarcation points will be documented during the joint inventory of facilities.

TABLE 6
NATURAL GAS DISTRIBUTION SYSTEM POINTS OF DEMARCATION

Point of Demarcation	Applicable Scenario	Sketch
The point of demarcation is the downstream side of the natural gas meter.	Natural gas service to the building is metered.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Service Line' connects the structure to a vertical line on the right representing the 'Distribution Line'. A 'Meter' is located on the service line. The 'Point of Demarcation' is indicated by a vertical line with arrows pointing to the downstream side of the meter. Labels include 'Distribution Line', 'Service Line', 'Meter', and 'Point of Demarcation'.</p>
The point of demarcation is the downstream side of the pressure regulator.	Natural gas service to the building is regulated but not metered.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Service Line' connects the structure to a vertical line on the right representing the 'Distribution Line'. A 'Pressure Regulator' is located on the service line. The 'Point of Demarcation' is indicated by a vertical line with arrows pointing to the downstream side of the pressure regulator. Labels include 'Distribution Line', 'Pressure Regulator', 'Service Line', and 'Point of Demarcation'.</p>
Point of demarcation is the downstream side of the closest apparatus to the exterior of the facility	More than one apparatus is connected to the service line feeding the facility.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Service Line' connects the structure to a vertical line on the right representing the 'Distribution Line'. Both a 'Pressure Regulator' and a 'Meter' are located on the service line. The 'Point of Demarcation' is indicated by a vertical line with arrows pointing to the downstream side of the pressure regulator. Labels include 'Distribution Line', 'Pressure Regulator', 'Service Line', 'Meter', and 'Point of Demarcation'.</p>
Point of demarcation is the closest shutoff valve to the exterior of the building.	No meter or regulator exists at the facility.	<p>The sketch shows a rectangular box labeled 'Structure' on the left. A horizontal line representing the 'Service Line' connects the structure to a vertical line on the right representing the 'Distribution Line'. A 'Shutoff Valve' is located on the service line. The 'Point of Demarcation' is indicated by a vertical line with arrows pointing to the shutoff valve. Labels include 'Distribution Line', 'Service Line', 'Shutoff Valve', and 'Point of Demarcation'.</p>

Point of demarcation is the closest shutoff valve to the exterior of the building. No meter or regulator exists at the facility.

Point of demarcation is the first joint or connection where the pipeline comes out of the ground at the building exterior to building footprint. No meter, regulator or shutoff valve exists at the facility.